

005.A

0003

0002.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

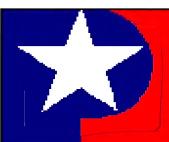
525,100 / 525,100

USE VALUE:

525,100 / 525,100

ASSESSED:

525,100 / 525,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
62-64		CHANDLER ST, ARLINGTON

**OWNERSHIP**

Owner 1:	TIBBETTS RICHARD S & ALETTA W	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	20 ELIOT RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

**PREVIOUS OWNER**

Owner 1:	WATSON JARED -
Owner 2:	ISSERTELL SHANNON -
Street 1:	62 - 64 CHANDLER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7712												G7	1.			

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct	
102							0.000	521,200	3,900		525,100					271152	
																GIS Ref	
																GIS Ref	
																Insp Date	
																05/14/18	

**PREVIOUS ASSESSMENT**

Parcel ID 005.A-0003-0002.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	513,300	3900	.	.	517,200	517,200	Year End Roll	12/18/2019
2019	102	FV	491,200	3900	.	.	495,100	495,100	Year End Roll	1/3/2019
2018	102	FV	393,400	3900	.	.	397,300	397,300	Year End Roll	12/20/2017
2017	102	FV	358,100	3900	.	.	362,000	362,000	Year End Roll	1/3/2017
2016	102	FV	358,100	3900	.	.	362,000	362,000	Year End	1/4/2016
2015	102	FV	330,500	3900	.	.	334,400	334,400	Year End Roll	12/11/2014
2014	102	FV	315,200	3900	.	.	319,100	319,100	Year End Roll	12/16/2013
2013	102	FV	315,200	3900	.	.	319,100	319,100		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON JARED,	69927-98		9/14/2017		580,000	No	No		
WHITNEY JASON D	57115-215		7/8/2011	Change>Sale	317,500	No	No		
WHITNEY JASON D	46053-443		9/8/2005	Family		No	No	M DEED	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2011	1106	New Wind	7,000					remove/replace 15

Date	Result	By	Name
5/14/2018	Measured	DGM	D Mann
10/8/2011	MLS	EMK	Ellen K
3/2/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G7	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 40.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
<b>INTERIOR INFORMATION</b>				DEPRECIATION				Interior:	1	5	2	1							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:											
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:											
Sec Int Wall:	%			Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Override:		%		Electric:											
Sec Floors: 4 - Carpet	20%			Total:	18.6	%		Heating:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:											
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>											
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Const Adj.: 0.97806144															
Insulation: 2 - Typical				Adj \$ / SQ: 389.513															
Int vs Ext: S				Other Features: 60500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.10000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 640264															
% Com Wall		% Sprinkled:		Depreciation: 119089				Juris. Factor: 1.00		Before Depr: 428.46									
				Depreciated Total: 521175				Special Features: 0		Val/Su Net: 389.25									
<b>MOBILE HOME</b>				WtAv\$/SQ: 521200				Final Total: 521200		Val/Su SzAd: 389.25									
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]								<b>PARCEL ID</b> 005.A-0003-0002.1				<b>IMAGE</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X10	A	GD	1924	27.50	T	30	102			3,900		3,900		
More: N				Total Yard Items: 3,900				Total Special Features: [ ]				Total: 3,900				Un Sketched SubAreas: GLA: 1339,			